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Shoreline  
Development Code  
20.50.370

6/2008

# Accessory Dwelling Unit

## Uniform Building Code

An Accessory Dwelling Unit (ADU), sometimes called a “mother-in-law” unit or “granny” flat, is allowed on all single-family lots. It is a separate living unit complete with kitchen that can be rented out or used by a family member.

## Ownership

The owner of the property must live in either the main house or the ADU. The ADU may not be subdivided or otherwise segregated in ownership from the main unit. It is part of the property.

## Size

The ADU can't be any more than half the size of the main house. For instance, if the main house is 1400 square feet, the ADU cannot be larger than 700 square feet. If the lot is 10,000 square feet or more, the ADU can be detached from the main house. Otherwise, it must be within or attached to the main unit.

## Parking

One off-street parking space is required for an ADU in addition to the two parking spaces required for the main house. This requirement may be met using tandem (end-to-end) spaces. A two-car garage and a driveway at least 20 feet long and 16 feet wide amounts to four spaces.

## Permit

An accessory dwelling unit permit is required, in addition to any required building permit. A notice on title must be recorded with an ADU permit. This notice is a permanent record that your ADU is legal as long as it conforms to the Code requirements. City staff will develop the notice on title when you apply for the ADU permit, and send it to you with instructions on how to get it recorded at the King County Recorder's Office. The notice on title must be recorded prior to issuance of the ADU permit.

Permit applications for the ADU will need to include a site plan (to scale) showing all existing and proposed buildings and parking and driveway areas; the total floor area of the main house, and the total floor area of the ADU. The new development will have to meet all of the zoning restrictions for your area, including building setbacks, coverage and impervious surface restrictions and height limitations. Building code requirements for unit separation must also be met.

Permit applications and checklists are available at the Planning and Development Services front counter, at 1110 N. 175th Street, Suite 107.

*Note: This handout is for informational use only and is not to be substituted for the Shoreline Development Code.*

## **ACCESSORY DWELLING UNIT CRITERIA**

- A. Only one accessory dwelling unit per lot, not subject to base density calculations.
- B. Accessory dwelling unit may be located in the principal residence, or in a detached structure on a lot that is at least 10,000 square feet in area.
- C. Either the primary residence or the accessory dwelling unit shall be occupied by an owner of the property or an immediate family member of the property owner. Immediate family includes parents, grandparents, brothers and sisters, children, and grandchildren. Accessory dwelling unit shall be converted to another permitted use or shall be removed, if one of the dwelling units ceases to be occupied by the owner as specified above.
- D. Accessory dwelling unit shall not be larger than 50 percent of the living area of the primary residence.
- E. One additional off-street parking space shall be provided for the accessory dwelling unit.
- F. Accessory dwelling unit shall not be subdivided or otherwise segregated in ownership from the primary residence.
- G. Accessory dwelling unit shall comply with all applicable codes and standards.
- H. Approval of the accessory dwelling unit shall be subject to the applicant recording a document with the King County Department of Records and Elections prior to approval which runs with the land and identifies the address of the property, states that the owner(s) resides in either the principle dwelling unit or the accessory dwelling unit, includes a statement that the owner(s) will notify any prospective purchasers of the limitations of this Code, and provides for the removal of the accessory dwelling unit if any of the requirements of this Code are violated. (Ord. 238 Ch. IV § 3(B), 2000).

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The Municipal Code (Title 15 Buildings and Construction) can be reviewed at [mrsc.org](http://mrsc.org)

